

# Energy performance certificate (EPC)

17, The Grange  
BANBRIDGE  
BT32 3HW

Energy rating

**D**

Valid until: **29 July 2029**

Certificate number: **9905-2506-8829-5670-9313**

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 113 square metres   |

## Energy rating and score

This property's energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in Northern Ireland:

the average energy rating is D  
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      | 60 D    | 61 D      |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

| Feature              | Description                                 | Rating    |
|----------------------|---|-----------|
| Wall                 | Cavity wall, as built, insulated (assumed)  | Good      |
| Roof                 | Pitched, 300 mm loft insulation             | Very good |
| Window               | Fully double glazed                         | Good      |
| Main heating         | Boiler and radiators, oil                   | Average   |
| Main heating control | Programmer, TRVs and bypass                 | Average   |
| Hot water            | From main system, no cylinder thermostat    | Poor      |
| Lighting             | Low energy lighting in 85% of fixed outlets | Very good |
| Floor                | Solid, no insulation (assumed)              | N/A       |
| Floor                | To unheated space, no insulation (assumed)  | N/A       |
| Secondary heating    | Room heaters, dual fuel (mineral and wood)  | N/A       |

### Primary energy use

The primary energy use for this property per year is 204 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£964 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £16 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Impact on the environment

This property's environmental impact rating is E. It has the potential to be E.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 5.9 tonnes of CO<sub>2</sub>

This property's potential production 5.7 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Changes you could make

| Step                                      | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Increase hot water cylinder insulation | £15 - £30                 | £16                   |
| 2. Floor insulation (solid floor)         | £4,000 - £6,000           | £68                   |
| 3. Solar water heating                    | £4,000 - £6,000           | £65                   |
| 4. Solar photovoltaic panels              | £3,500 - £5,500           | £298                  |

### Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

|                 |  |
|-----------------|--|
| Assessor's name | Matthew Symons   |
| Telephone       | 07968246514  |
| Email           | <a href="mailto:studio@mattsymons.com">studio@mattsymons.com</a> |

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

|                      |  |
|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd   |
| Assessor's ID        | STRO018967   |
| Telephone            | 0330 124 9660  |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### About this assessment

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 30 July 2019          |
| Date of certificate    | 30 July 2019          |
| Type of assessment     | <a href="#">RdSAP</a> |